

LOT 356
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

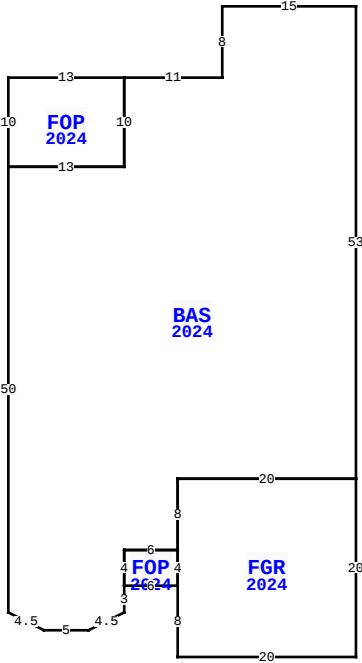
SMITH CHERYL FAY L/E/
811 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0356-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Interior Floor	01	NONE 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4094.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2024	2,006	340,812
FGR	400	55	2024	220	37,377
FOP	24	30	2024	7	1,189
FOP	130	30	2024	39	6,626
TOTALS	2,560			2,272	386,004

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,272	122.8430	170.75	387,944	2023	2023	0	0	0	0.50	99.50	
1 SNGL FAM 100% - 2024				Heated Area: 2006				HX Base Yr 2024					
													
				BLD DATE				LGL DATE		05/13/2025			
				XF DATE				LAND DATE		MLU			
				INC DATE				AG DATE		MLU			

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					386,004			
TOTAL MARKET OB/XF VALUE					0			
TOTAL LAND VALUE - MARKET					85,000			
TOTAL MARKET VALUE					471,004			
SOH/AGL Deduction					198,359			
ASSESSED VALUE					272,645			
TOTAL EXEMPTION VALUE			HX HB		51,411			
BASE TAXABLE VALUE					221,234			
TOTAL JUST VALUE					471,004			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					456,613			